



Issued: 1/30/2020

**TOWN PLAN AND ZONING COMMISSION REGULAR MEETING  
MONDAY, FEBRUARY 3, 2020  
LEGISLATIVE CHAMBERS, ROOM 314  
TOWN HALL, WEST HARTFORD, CT 06107**

**FINAL AGENDA**

**CALL TO ORDER/ROLL CALL: 7:00 P.M.**

**MATTERS FOR PUBLIC HEARING SHALL BE CALLED AT 7:15 P.M.**

**MINUTES:**

1. Approval of Minutes:
  - a. Minutes of the Regular Meeting, Monday, January 6, 2020

**COMMUNICATIONS:**

2.
  - a. **380 Tunxis Road (a.k.a. Middle Road, Farmington)** – Letter of Jeff Webster owner of Orchard Heights Developers, LLC, (R.O.) requesting a second 90 day extension of time for the filing of the final subdivision plans for Subdivision #298 at 380 Tunxis Road. Consistent with C.G.S. Chapter 126, Section 8-25 and Article VI, Section 184-34 of the Subdivision Regulations of West Hartford, this is the last eligible extension of time request available to the Applicant. If approved, the deadline to file the final plans will be May 20, 2020. If not filed within the prescribed time, the subdivision shall become null and void. (Submitted for TPZ receipt on February 3, 2020.)
  - b. **TPZ / IWWA 2019 Annual Report** – Communication from the TPZ/IWWA on the Draft 2019 Annual Report of activities of the Commission/Agency to the Town Council. (Submitted for TPZ review and action on February 3, 2020.)
  - c. **DRAC 2019 Annual Activities Report** – Communication from the DRAC on their 2019 Annual Report of Activities to the Town Council and TPZ. (Submitted for TPZ receipt on February 3, 2020.)
  - d. **Wolcott Park – 1341 New Britain Avenue** – Notice of Inland Wetlands & Watercourse Violation.
  - e. **Inland Wetlands and Watercourses Regulations, Section 14** – Review of memo from Garmon Newsom, Assistant Corporation Counsel regarding IWWR Penalties. (Submitted for TPZ review on February 3, 2020.)

**f. Town Council Communications**

**NEW BUSINESS:**

3. **1422 New Britain Avenue** – Application (IWW# 812-R2-20) of Jim Moyer, NBC Universal on behalf of Outlet Broadcasting Inc. (R.O.) requesting approval of an Inland Wetlands and Watercourses Permit to conduct certain regulated activities which may have an adverse impact on a wetlands regulated area. The applicant is proposing an expansion of the existing parking areas with associated retaining wall and storm water management system. A portion of the proposed project takes place within the 150' upland review area. (Submitted for IWWA receipt on February 3, 2020. Presented for determination of significance.)
4. **25 Kane Street** – IWWA request for an update on the IWW Violation for tree clearing and site disturbance within regulated IWW areas.

**OLD BUSINESS:**

5. **36 Ferncliff Drive** – Application (IWW# 1118) of Jason Levesque, requesting approval of an Inland Wetlands and Watercourses Permit to conduct certain regulated activities, which may have an adverse impact on a wetland area. The applicant is proposing the construction of a new single family home and garage with an approximately 2,821 s.f. footprint; with associated grading, drainage, and utility improvements. A portion of the proposed project takes place within the 150' upland review area. (Submitted for IWWA receipt on December 4, 2019. Determined to be potentially significant and public hearing scheduled for January 6, 2020. Public hearing opened and immediately continued to February 3, 2020.)
6. **1800 Asylum Avenue** – Application (IWW #1119) of Bestech Inc. on behalf of Fintech Village, LLC c/o Ideanomics, Inc. (R.O.) requesting approval of an Inland Wetlands and Watercourses Permit to conduct certain regulated activities which may have an adverse impact on a wetlands regulated area. The requested activities include the abatement and removal of the former Library building and adjacent soils. A portion of the proposed activities are within wetland soils and the 150' upland review area. (Submitted for IWWA receipt on January 6, 2020. Determined to be potentially significant and set for public hearing on Monday, February 3, 2020.)
7. **660 Mountain Road** – Application (IWW #1061-R1-19) of Kevin Solli, P.E., on behalf of Gledhill Estates LLC (R.O.) requesting approval of an Inland Wetlands and Watercourses Permit to conduct certain regulated activities which may have an adverse impact on a wetlands regulated area. The application seeks a modification of the existing wetlands permit to facilitate the separation of the attached duplex units; Units 11 & 12,

into detached, single-family residences and to make associated site grading and drainage improvements. A portion of the proposed activities are within the 150' upland review area. (Submitted for IWWA receipt on January 6, 2020. Determined to be potentially significant and set for public hearing on Monday, February 3, 2020.)

8. **660 Mountain Road** – Application (SUP #1299-R1-19) of Kevin Solli, P.E., on behalf of Gledhill Estates LLC (R.O.) requesting approval to modify Special Use Permit #1299 for the open space residential development known as “Gledhill Estates”. The requested modifications are to facilitate the separation of the attached duplex units; Units 11 & 12, into detached, single-family residences and to make associated site grading and drainage improvements. (Submitted for TPZ receipt on January 6, 2020. Required public hearing scheduled for February 3, 2020.)

#### **TOWN COUNCIL REFERRAL:**

9. **Zoning Ordinance Amendment to Section 177-6 (B)** – Proposed zoning ordinance amendment to the Schedule of Permitted Main Uses for Experiential Recreation and Restaurant Facilities. The amendment seeks to expand the Experiential Recreation and Restaurant Facilities use to the BG districts. (Town Council receipt on January 28, 2020. TPZ receipt on February 3, 2020. Town Council public hearing on March 10, 2020.)
10. **Zoning Ordinance Amendment to Section 177-37.4 (B)** - Proposed zoning ordinance amendment to the parking requirements for Food Truck Parks. The amendment seeks to reduce the parking requirements for Food Truck Parks to a rate of one space for every five seats provided. The current standards is one space per three seats provided. (Town Council receipt on January 28, 2020. TPZ receipt on February 3, 2020. Town Council public hearing on March 10, 2020.)

#### **WEST HARTFORD PLAN OF CONSERVATION AND DEVELOPMENT UPDATE:**

11. **Plan of Conservation and Development Update**: Public hearing on Plan adoption scheduled for February 24, 2020 at 7:00pm in Room 314, Town Hall.

#### **TOWN PLANNER’S REPORT:**

12. None

#### **INFORMATION ITEMS:**

13. None

#### **REMINDER OF FUTURE TPZ REGULAR AND SPECIAL MEETINGS:**

- TPZ Special Meeting, Monday February 24, 2020 @ 7:00 P.M.
- TPZ Regular Meeting, Monday, March 2, 2020 @ 7:00 P.M.
- TPZ Regular Meeting, Monday, April 6, 2020 @ 7:00 P.M. (**Room 400**)
- TPZ Regular Meeting, Monday, May 4, 2020 @ 7:00 P.M.

***“Any individual with a disability who needs special assistance to participate in a meeting or public hearing should contact Suzanne Oslander, Department of Social Services, 860.561.7580, seven days prior to the meeting or public hearing.”***

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